



UNITED NEIGHBORHOODS OF THE HISTORIC ARLINGTON HEIGHTS, WEST ADAMS AND JEFFERSON PARK COMMUNITIES NEIGHBORHOOD COUNCIL

Our Voice • Our City • of Neighbors • by Neighbors • for Neighbors



Planning & Zoning Committee Meeting

Wednesday, October 5, 2016 7 p.m.

South Seas House

2301 West 24th Street (NW corner of Arlington) Los Angeles CA 90018

*** Welcome and introductions; approval of the Agenda**

* ZA-2016-3577-ZAD-CUB, 2231 S. Western Avenue (at 24th Street)

Initial consultation re: Zoning administrators determination (ZAD) and condition use permit (CUB) for an adaptive reuse project to convert the existing 6-story medical building to a mixed use project with 60 units plus retail.

Requested entitlement: Pursuant to Sec 12.24.x1.b a zoning administrators determination to permit an adaptive reuse project for a building located in the C2 zone outside of the downtown adaptive reuse area and constructed prior to 1974. Pursuant to Sec. 12.24.w.1 a conditional use approval for the on-site sale of a full line of alcohol in connection with a proposed roof-top restaurant. The restaurant will contain 3,042 sq. ft of floor area, 1,922 sq. ft of outdoor space. 160 total seats (68 indoors and 100 outdoors), and operate from 11a.m. to 2 a.m. daily. – DISCUSSION ITEM

* Discussion and action re: vacant parcel located at the NW corner of Gramercy Place and 25th Street, 2159 West 25th Street, regarding recent changes by the County Assessor’s engineering section to allow without a public process/hearing the change of the single parcel into 3 lots, one of which is substandard per Los Angeles City requirements. – ACTION ITEM

* Follow-up to Previous Cases, ENS, and Old Business – POSSIBLE ACTION ITEM(S)

* Public Comments

Future Meetings: The next regularly-scheduled Planning & Zoning (P&Z) meeting is Wednesday, Oct 19, 2016 (Standing P&Z meetings are held on the 1st and 3rd Wednesday of each month at the South Seas House, 2301 West 24th Street.)

Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the agenda that are within UNNC’s jurisdiction will be heard during the Public Comment period. Please note that under the Brown Act, UNNC is prevented from acting on a matter that you bring to its attention during the Public Comment period; however, the issue raised by a member of the public may become the subject of a future UNNC Planning & Zoning Committee meeting.

The agendas for the UNNC meetings are posted for public review at the following locations: 1) CD 10 Field Office, 1819 S. Western Av., L.A. 90006; 2) Washington Irving Library; 3) Starbucks – at Crenshaw/Washington and at Crenshaw/39th; 4) South Seas House and Benny H. Potter Park; 5) Jefferson Park Public Library, as well as at the UNNC’s official website at www.UNNC.org where you can sign up to be notified of future meetings and event. Stakeholders may also subscribe to the City of Los Angeles Early Notification System (ENS), through the City’s website at www.lacity.org, to receive notices for UNNC meetings. For more information, you may also contact President of UNNC at president@UNNC.org or at 323-731-8686.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assisted listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72-hours) prior to the meeting by contacting UNNC President at 323-731-8686.

***PUBLIC ACCESS OF RECORDS** – In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at 1819 S. Western Avenue Los Angeles, CA 90006, at our website:



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www.unnc.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Board President, at (323) 731-8686 or email president@unnc.org